

SHED PERMIT GUIDE



www.talbotcountymd.gov

28712 Glebe Road, Suite 1
Easton, MD 21601
410-770-6840

The Department of Permits and
Inspections
Talbot County, Maryland

Zoning Certificate

- A zoning certificate is required prior to construction of a shed in Talbot County. A shed is defined as a residential storage structure containing 300 square feet or less in floor area. A zoning certificate application may be obtained from the Talbot County Department of Permits and Inspections located at 28712 Glebe Road, Suite 1, Easton, Maryland. Office hours are between 8:00 a.m. and 4:30 p.m. Monday – Friday. A fee is required for the permit. Each applicant is required to fill out the **entire** permit application and sign and date the bottom.
- The permit application must be accompanied by three (3) copies of a plot plan (a drawing of the property also referred to as a site plan). Must be drawn to a standard scale (ex: 1"=10', 20', 30', 40', 50', 100'). The plot plan shall show all property lines with dimensions, location of all existing structure(s), proposed structure(s), driveway, well(s), septic system and sewage disposal area(s). The plot plan

may be prepared by the applicant or by a competent professional familiar with the application requirements provided the drawing(s) is accurate, legible and to scale.

- After a stakeout inspection is completed by a building inspector and approved, the zoning certificate will be issued.
- An applicant is required to contact the Department of Permits and Inspections at 410-770-6840 for a final inspection upon completion of the shed structure.
- Construction must begin within nine months and be completed within eighteen months.

This permit guide may not address all situations but is intended to provide general information for the permitting process.

Please contact our office for site plan requirements if needed.

Shed Permit Guide